



Pyckle Cottage
Fownhope | Hereford | Herefordshire | HR1 4PX

STEP INSIDE

Pyckle Cottage

Pyckle Cottage is a stunning character property exuding charm from the moment you step inside. It features a magnificent kitchen and family area, two generous reception rooms, a study, and four bedrooms, including one en-suite and a Jack and Jill family bathroom. The cottage is set within half an acre of beautifully landscaped gardens, complete with an orchard, a meandering stream, and wonderful countryside views over neighbouring land. Offered with no onward chain.

Pyckle Cottage is a delightful character property situated in an Area of Outstanding Natural Beauty, offering a tranquil and enviable position with few neighbours, surrounded by stunning countryside. The exterior exudes kerb appeal, with mature greenery providing a natural screen from the lane.

Upon entering, the vaulted entrance hall immediately sets the tone for the rest of the home, with charming character features visible from the outset. A cloakroom that doubles as a utility area is conveniently located off the hall.

Beyond lies the elegant dining hall, seamlessly open to the stunning bespoke kitchen. Recently upgraded with a boiling water tap and smart oven, the kitchen masterfully blends modern convenience with traditional charm. The white granite work surfaces complement the grey cabinetry, and the sink is perfectly positioned under the window, framing lovely views of the garden. The adjacent family area, with its impressive bi-fold doors and corner glazing, offers breathtaking views across the garden and fields, seamlessly connecting indoor and outdoor spaces during the summer months.

The spacious sitting room, bathed in natural light, boasts a striking red brick feature wall with a wood-burning stove. Additionally, the study provides an ideal work-from-home space, with French doors leading to the garden.

Upstairs, the principal bedroom is a serene retreat, complete with an en-suite bathroom that has underfloor heating. Three additional double bedrooms offer ample space for family and guests, while a spacious Jack and Jill family bathroom features both a separate shower and a luxurious slipper bath.





SELLER INSIGHT

“Pyckle Cottage is a stunning detached character home that effortlessly blends old-world charm with modern comforts. Originally built around 200 years ago, the property was thoughtfully extended in the late 20th century, creating a seamless fusion of contemporary open-plan spaces with charming period features. Exposed brickwork and a striking fireplace, crafted from Holmer Works Hereford bricks, pay homage to its rich heritage. Set on approximately $\frac{3}{4}$ of an acre in a small hamlet in the northern Wye Valley region, the property offers ample space both indoors and out. Over their five-and-a-half-years here, the current owners have made several thoughtful updates. “We exposed the brickwork in the sitting room, built a beautiful large matching hearth, replaced the flooring in the study, and recently redecorated the entire house,” they share. In a unique twist, they also transformed the back room of the substantial outbuilding into a cosy pub, fitting it with fully functioning beer pumps and christening it The Foreman Arms. Additionally, they acquired a strip of land extending the property’s boundary, so it now includes both sides of the tranquil stream. This home offers a wealth of charming features and inviting corners perfect for winter’s embrace, but it truly comes alive in the summer months. “The sunroom, with its all-around bi-fold doors effortlessly merges indoor comfort with outdoor splendor, making it an ideal spot regardless of the weather. Come summer, the garden’s lush greenery and colourful blooms stretch out to reveal breathtaking views of the surrounding fields.” With minimal light pollution, the night sky becomes a canvas of stars, perfect for evenings spent around the fire pit, enjoying the tranquility and beauty of the seasons.

“The Foreman Arms, with its expansive lawn, large driveway, and parking area accommodating up to ten cars, makes Pyckle Cottage an ideal venue for entertaining.”

“Adjacent to the cottage, a footpath that is part of the Ancient Pilgrims’ Way offers fantastic cross-country walks to the church at Sollers Hope or to the charming neighboring village of Woolhope, which features two dog-friendly pubs.”

“The lane is very quiet and home to just a handful of properties. Yet, it’s only minutes from central Fownhope, a well-appointed village boasting a variety of social clubs, two excellent pubs, a good primary school, and a premier health, fitness, and beauty centre.”

“If we could pick up Pyckle Cottage and place it exactly where we need to be, we would do so in a heartbeat.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















STEP OUTSIDE

Pyckle Cottage

The gardens and grounds amounting to just over half an acre wrap around the property, providing a high level of privacy in the garden and creating a tranquil haven for relaxation. A picturesque stream meanders along the edge, with further garden space extending beyond. The orchard, with its diverse selection of fruit trees, is nestled within the level lawned gardens.

There is ample off-road parking to the front and side, conveniently positioned in front of the double garage. Behind the garage, 'The Foreman Arms', a former outbuilding now transformed into a home pub, is equipped with all the amenities needed for entertaining. A large deck in front of The Foreman Arms is perfect for social gatherings or simply enjoying the stunning views with your favourite drink in hand. For cooler evenings, a cosy seating area offers ample space for a firepit or hot tub.

A public footpath just outside the property boundaries provides wonderful walks, practically on your doorstep.

Location

Fownhope is a charming and vibrant village in south-east Herefordshire, nestled between Hereford (7 miles west), Ross-on-Wye (9 miles south), and Ledbury (11 miles east). With a rich heritage dating back to Domesday, it offers a peaceful rural setting within easy reach of services and major routes.

The village boasts a range of amenities, including a shop/post office, a butchers, and a doctors' surgery. There are two public houses, a health and leisure club (Wye Leisure), and a village hall hosting various community events. Residents also benefit from a primary school, Hereford Cathedral School, as well as Bishop's Secondary School which is approximately 6 miles away. Additional services include a library and a medical centre. For recreational needs, there's a sports playing field, a pavilion, and a local caravan park with canoe hire and numerous golf courses within easy reach.

Fownhope enjoys excellent transport links, with easy access to Ross-on-Wye, Ledbury, Gloucester/Cheltenham, and the M50 motorway, offering quick connections to Cardiff, Bristol, and Birmingham.



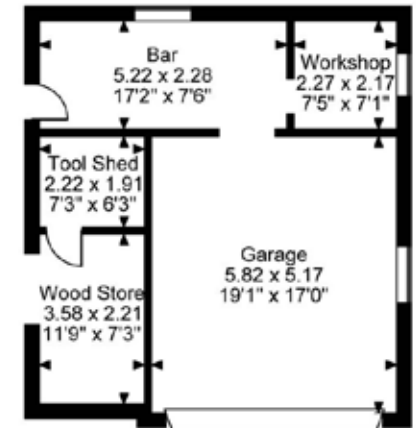
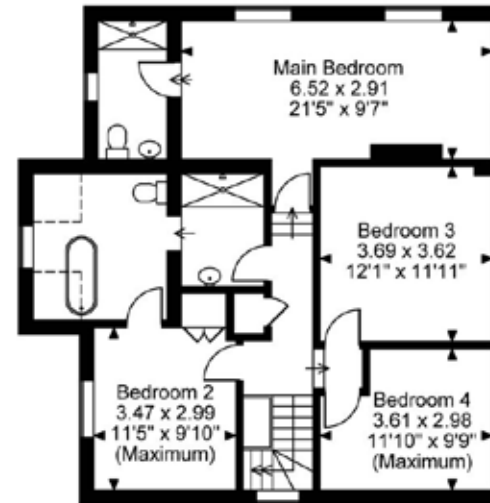
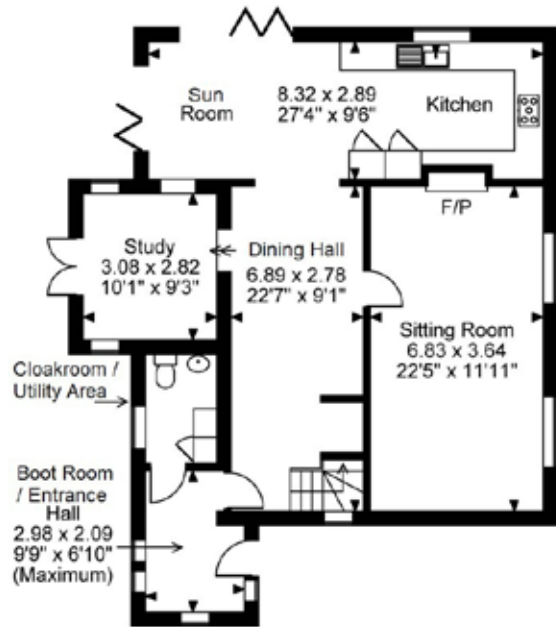
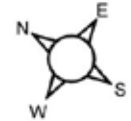






Pyckle Cottage, Fownhope, Hereford

Approximate Gross Internal Area
Main House = 1869 Sq Ft/174 Sq M
Garage = 324 Sq Ft/30 Sq M
Outbuilding = 323 Sq Ft/30 Sq M
Total = 2516 Sq Ft/234 Sq M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Tenure: Freehold
 Council Tax Band: F
 EPC: D



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Archer & Co (Ross-on-Wye) LTD. Trading As: Fine & Country Ross-on-Wye, Company No: 12655231. Registered Office Address: 52 Broad Street, Ross-On-Wye, Herefordshire, HR9 7DY. Printed 23.09.2024



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Fine & Country Ross-on-Wye
52 Broad Street, Ross-on-Wye, Herefordshire HR9 7DY
01989 764141 | ross@fineandcountry.com

